



18 Bermuda Road, Cambridge, CB4 3JX  
Guide Price £525,000 Freehold



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**A BRIGHT AND RECENTLY UPDATED VICTORIAN TERRACED HOME OF 1028 SQFT / 95 SQM WITH A PRIVATE GARDEN, SITUATED IN A QUIET, NEAR CENTRAL CITY LOCATION JUST NORTH OF THE RIVER AND AVAILABLE WITH NO UPWARD CHAIN.**

- 1028 sqft / 95 sqm • Terraced house • Street parking nearby • EPC - D / 64 • 121 sqm / 0.03 acre • 3 bed, 2 recep, 1 bath • Council tax band - D

This bright mid-terraced Victorian house is well-proportioned throughout and enjoys a peaceful position just north of the River. The property is gas centrally heated throughout and retains a number of period features including feature fireplaces, exposed floorboards and sash windows. In July 2024, the house was subject to a number of remedial works including a full internal redecoration, clearing of gutters, replacement of roof slates and repair of sash windows. Further details are available upon request.

The property is entered via a solid timber door with a decorative fanlight above. There is an open-plan living/dining room, which benefits from a dual aspect, built-in shelving and a feature fireplace, contrasted by attractive tiled inserts. The kitchen has been fitted with a range of base and eye-level units and includes various integrated appliances. Completing the ground floor accommodation is a utility room with a door to the rear garden and a boiler cupboard.

Upstairs, the accommodation is split over two floors, the first housing beds 1 and 2 and a large family bathroom, which has a separate bath and shower. Bedroom 3 is located on the second floor and has views over the rear garden.

Outside, the rear garden is predominantly laid to lawn and offers a superb degree of privacy. There is a secure gate which provides access back to the front of Bermuda Road. There is no permit parking available on Bermuda Road but there is nearby parking on Frenchs Road.

**Location**

Bermuda Road is situated off French's Road which is in turn off Victoria Road lying about 1 mile North of the city centre and about 2 miles from the railway station. Neighbourhood shopping facilities are available both in Victoria Road and Histon Road and the city centre can be reached by bicycle or on foot. In addition, the river, Jesus Green and Midsummer Common are all nearby.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - D

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

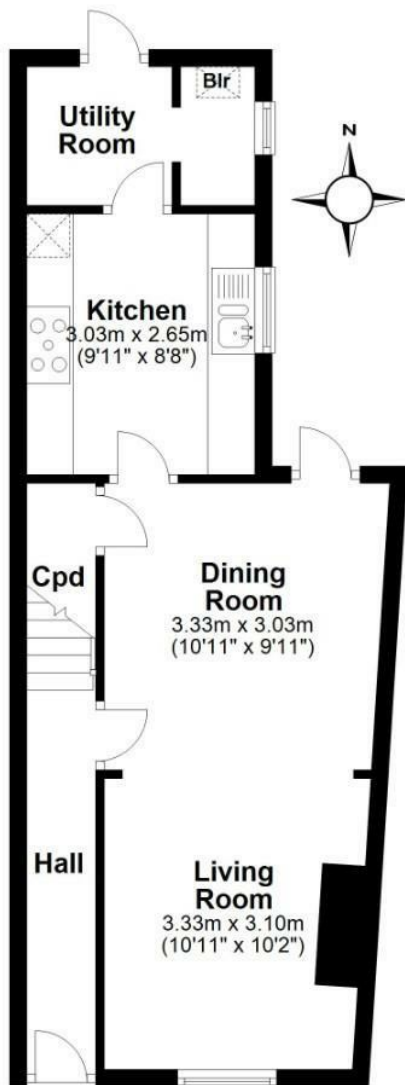
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



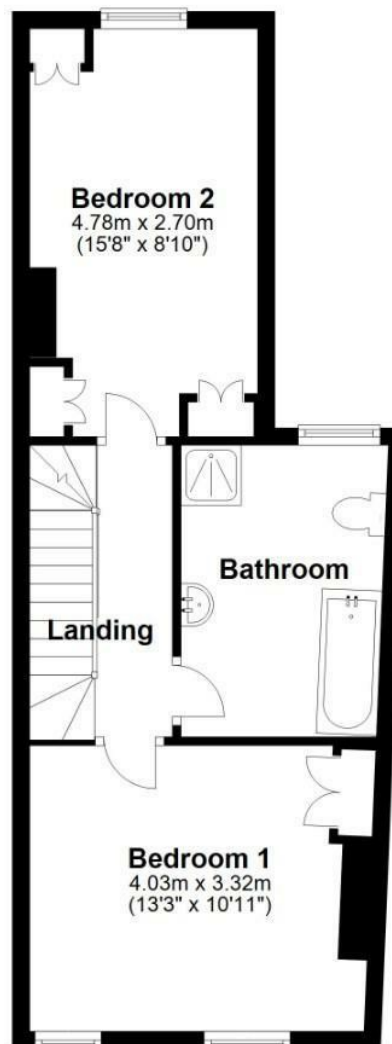
## Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



## Second Floor

Approx. 14.9 sq. metres (160.0 sq. feet)



Total area: approx. 95.6 sq. metres (1028.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



